

## 3.5 Parks, Recreation, Open Space, Natural Areas, and Priority Habitat Areas

This section describes the affected environment, analyzes potential impacts, and provides recommendations for mitigation measures for parks, recreation, open space, natural areas, and priority habitat areas. Refer to Section 3.4 for additional information related to streams, wetlands, and surface water management. Parks within and in the vicinity of the subarea are depicted on **Figure 3.5-1**.

### 3.5.1 Affected Environment

There are over 413 acres of public parks, recreation sites, open space, and natural areas in Shoreline. These sites include passive and active recreation parks, open spaces, natural areas surrounding wetlands (including ponds and lakes), trails, and recreational facilities such as public pools and gyms.

The Parks, Recreation, and Cultural Services (PRCS) Department of the City of Shoreline oversees the City's public park properties and provides recreational opportunities for Shoreline residents and the communities in the surrounding region. The department consists of three divisions: Administration, Parks Operations, and Recreation.

### The PROS Plan

The 2011-2017 Parks, Recreation, and Open Space (PROS) Plan builds a framework for future maintenance and development of Shoreline's parks, recreation, and cultural service programs to serve the community as the population grows, demographics

change, and financial situations evolve. The PROS Plan may be downloaded and reviewed for more information at:

<http://www.cityofshoreline.com/government/departments/parks-recreation-cultural-services/projects-and-plans/parks-recreation-and-open-space-plan>

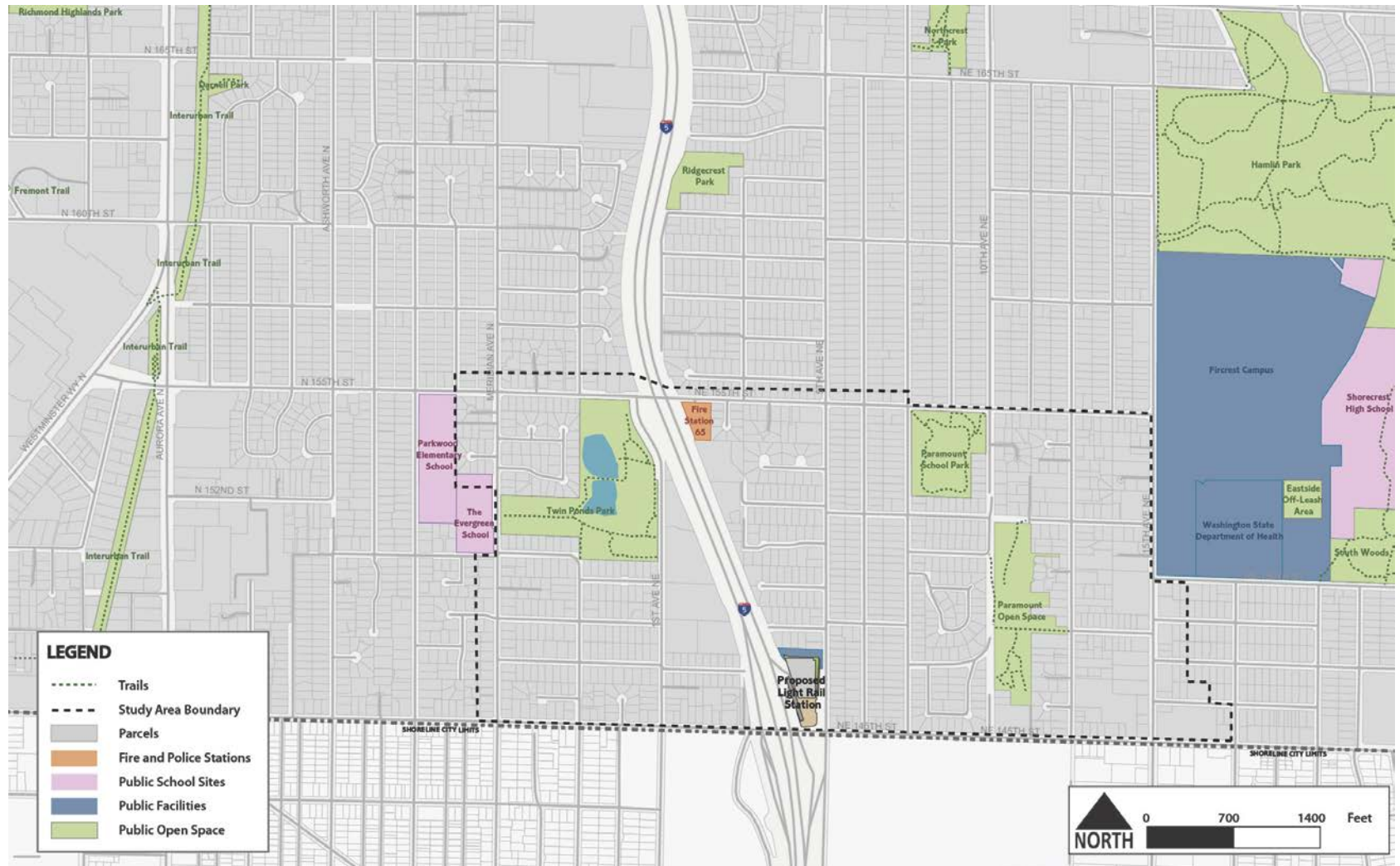
The PROS Plan is currently in the process of being updated. The City will integrate the analysis from this FEIS, as well as input received from the community to update plans for parks in the vicinity of the two light rail stations in Shoreline.

The PROS Plan articulates a vision and goals and policies for the City's parks, recreation, and cultural services program and facilities.

**Vision**—Provide quality parks, recreation, and cultural services to promote public health and safety; protect our natural environment; and enhance the quality of life of our community.

#### **Goals and Policies:**

1. The preservation, enhancement, maintenance, and acquisition of facilities
2. Diverse, affordable community-based recreational, cultural, and arts programs
3. Equitable distribution of resources
4. Partnerships that maximize the public use of all community resources
5. Community engagement in parks, recreation, and cultural service activities and decisions



**Figure 3.5-1 Parks and Other Community Facilities in the Vicinity of the Subarea**

In order to assess level of service of existing facilities, the PROS Plan classifies parks and recreation facilities into the following categories, described in more detail below.

- Regional Parks
- Large Urban Parks
- Community Parks
- Neighborhood Parks
- Natural Areas
- Special Use Facilities
- Street Beautification

All of these parks, areas, and facilities are resources to existing and potential future residents of the subarea and the community since they offer a citywide level of service.

**Regional Parks:** This park classification serves the city and beyond. These are often large parks and include a special feature that makes them unique. Regional Parks also accommodate a mixture of active and passive activities and sometimes offer a wide range of amenities. Richmond Beach Saltwater Park is Shoreline's only Regional Park at 32.4 acres of land. This facility provides a citywide level of service.

**Large Urban Parks:** These parks serve a broad purpose and population, and can serve neighborhood and community park functions. The focus is on providing a mixture of active and passive recreation opportunities that serve diverse interests. There are two parks in Shoreline with this classification, Hamlin and Shoreview, covering a total of 127.5 acres. A facility of this type provides a citywide level of service.

**Community Parks:** The purpose of a community park is to meet community based active, structured recreation needs and to preserve unique landscapes and open spaces. Community Parks are designed for organized activities and sports, although individual and family activities are also encouraged. Shoreline has seven community parks totaling over 101 acres. This type of facility typically provides a level of service to populations located within one and a half miles of the park.

**Neighborhood Parks:** A neighborhood park is a basic unit of the park system that serves as the recreational and social focus of the neighborhood within an estimated 15 minute walking time. The overall space is designed for impromptu, informal, unsupervised active and passive recreation as well as more intense recreational activities. Shoreline has seven neighborhood parks ranging in size from 1.8 – 4.5 acres and encompassing a total of 32.6 acres of land. Neighborhood parks typically serve populations located within one-half mile of the park.

**Natural Areas:** This category includes areas developed to provide aesthetic relief and physical buffers from the impacts of urban development, and to offer access to natural areas for urban residents. Natural Areas may also preserve significant natural resources, wildlife habitat, native landscapes, and open spaces. These areas typically serve populations located within one-half mile of the area. Shoreline has 11 areas categorized as natural areas, which total 84 acres.

**Special Use Facilities:** These facilities provide unique, specific purposes, such as an off-leash dog area, indoor pool, community recreation or civic center, botanic garden, regional or local trail connector and provide a citywide level of service. Special use

facilities in Shoreline include the Shoreline Pool, Spartan Recreation Center, Kruckeberg Garden, and the Interurban and North Crosstown Connector Trails.

**Street Beautification:** Street Beautification sites are small areas or street corridors that have been developed in and around the public right-of-way. These sites provide aesthetic relief, enhance pedestrian safety, and provide limited active recreational opportunities. Small public gathering spaces, such as urban plazas, pocket parks, and parklets may be located along and adjacent to street corridors, particularly with neighborhood redevelopment.

### Parks and Recreation Facilities in the Vicinity of the Subarea

There are more than 140 acres of park land and recreational facilities within the station subarea or in near proximity to it. Parks, recreation facilities, and Shoreline School District public assets located in proximity to the subarea are described below.

- **Hamlin Park:** Although the Hamlin Park is located northeast of the subarea and not directly within its boundaries, it is an important resource to existing and future subarea residents. Its size and historical significance to the community are important aspects. The land the park contains was originally acquired by the Hamlin family in 1895. Hamlin Park is the oldest official park in the City's system (and was previously the oldest in King County's system when it was under the County's jurisdiction).

Hamlin Park is classified Large Urban Park at 80.4 acres and was renovated in 2010. There are several other public facilities adjacent to the park, including Kellogg Middle School, Shorecrest High School, the Fircrest Complex, Shoreline School District warehouse and kitchen, and a Shoreline Parks/Public Works maintenance facility. With a citywide service area, the park provides a variety of active and passive uses and natural areas. It includes several areas with public art, picnic areas, and forest. Recent improvements include sports field renovations, new play equipment, picnic shelter, loop walking path, nature trail improvements, and a paved pedestrian pathway connection between 15<sup>th</sup> and 25<sup>th</sup> Avenue NE.

- **Paramount Open Space:** Classified as a Natural Area, this park is 10.69 acres of forest land located directly east of the proposed station. The site consists of hillsides and slopes as well as adjoining lowlands and wetlands, with streams crossing. There is a small developed area near the southern boundary of the site. Recent improvements include removal of invasive vegetation and construction debris, trail and park entry improvements, dedication bench and new signage.
- **Paramount School Park:** Paramount School Park, classified as a community park, was constructed on land owned by the Shoreline School District. Maintained by the City, this park is 8.6 acres and located northeast of the proposed station, just south of NE 155<sup>th</sup> Street and northwest of Paramount Open Space. Designated a Community Park, this site is primarily open with a

grouping of trees on its northern boundary. The site was master planned in 2000, a skate park completed in 2002, and the rest of the park was open to the public in 2003. Recent improvements include play equipment upgrades, new exercise equipment and swings. As part of the City of Shoreline/Shoreline School District Joint Use Agreement, the site could be reclaimed by the School District to develop a future school site to meet population demands. Any recreational assets could still be available to the public for use after school hours.

- **Ridgecrest Park:** This 3.9 acre park is located north of the subarea, and is classified as a Neighborhood Park. The site is located in the central area of the Ridgecrest Neighborhood and consists of open and wooded areas. The park is adjacent to I-5, and contains steep slopes on the south and east edge. Currently the park is completely surrounded by single-family homes. Recently sports fields have been improved, and there are small maintenance measures planned for the future. This park will be impacted by light rail line construction. Sound Transit will mitigate the de minimis impact by dedicating park land and enhancing the park entrance.
- **South Woods:** South Woods Park is a 15.6 acre open space parcel classified as a Natural Area. It is directly south of Shorecrest High School, and east of the subarea. The property was purchased by Shoreline in 2007. The City developed a pedestrian sidewalk adjacent on NE 150<sup>th</sup> Street between 15<sup>th</sup> and 25<sup>th</sup> Avenue NE adjacent to the park entrance. The site has received habitat restoration improvements since 2009.

- **Twin Ponds Park:** Twin Ponds Park is located west of I-5 within the subarea. This 21.6 acre site is designated a Community Park and contains two ponds, a wetland, recreational facilities, and a natural area with a stream. The area surrounding the park is completely developed and currently consists primarily of single-family home and an assisted living facility to the east. Past improvements include a synthetic turf soccer field, community garden, play equipment and swings, invasive vegetation removal, tree planting, and other facilities improvements (including some parking lot paving and striping). In 2017, the City of Shoreline will be replacing the turf field lighting and synthetic turf and infill materials and adding security lighting between both parking lots and the synthetic turf field.
- **Eastside Off-Leash Dog Area:** The Eastside Off-Leash Dog Area is a 2.0 acre enclosed off-leash dog area located at 1902 NE 150th Street (on the southeast corner of the Fircrest Complex at NE 150th Street and 20th Avenue NE). In 2013, the City entered into a five year lease agreement with the Department of Social and Health Services to provide an off-leash dog area on surplus land in the Fircrest Complex for the east side of Shoreline.

*Note: the list of improvements above is from the 2011 PROS Plan, which is in the process of being updated. Some variations in available facilities may have occurred since 2011.*



The Shoreline Public School District is an additional resource for neighborhood park amenities and facilities within and surrounding the subarea. Consideration of service from these facilities increases the availability of park assets to the subarea. In or in close proximity to the subarea, school recreation facilities include:

- **Kellogg Middle School**— full size synthetic turf field with track (eight lanes), small grass utility field with discus and shot put venue, tennis courts (six)
- **Shorecrest High School**— full size turf field with track (eight lanes), turf baseball field, turf softball field, track and field throw venue (shot put, discus, javelin) with large grass landing vector
- **Parkwood Elementary School**— playground, and grass/synthetic turf combo sports field, out basketball courts and covered play area

### Community Interests and the Projected Demand for Additional Parks, Recreation, and Open Space Facilities and Services

During development of the 2011-2017 PROS Plan, a community outreach process was used to identify community needs and inform potential improvements to level of service. The City conducted a Community Needs Assessment Survey. This survey will be updated in 2016 as part of PROS Plan update proposed for 2017. Results of the outreach process and 2010 survey are summarized below.

- Park and recreation usage in the community is high.

- Additional restrooms and walking trails continued to be the most desired park improvements.
- While there are a wide range of park and recreation needs, the City of Shoreline is currently meeting most of the needs of the community with paved walking and biking trails, playfields, and new neighborhood park amenities (such as picnic shelters, drinking fountains, playgrounds, and walking trails).
- Deficiencies exist between demand and assets with regard to the community's expressed desire for a new aquatic center and cultural arts facility.
- Community participants believed the future focus should be on improving and maintaining existing facilities and developing proactive partnerships.

### Level of Service Assessment

The City uses a combination of community participation and review of the classifications and their service areas described above to assess demand. Classifications set the stage for analyzing need (also described as level of service). Level of service is a term that describes the amount, type, or quality of facilities that are needed in order to serve the community at a desired and measurable standard. The PROS Plan analyzed level of service based on geographic service area standards for community and neighborhood park classifications. (Neighborhood parks have a half-mile service area and community parks have a one-and-one-half mile service area.) The City's analysis also takes into consideration the inclusion of Shoreline School District property and other community and large urban parks that provide

neighborhood park amenities.

**Figures 3.5-2 and 3.5-3** from the PROS Plan illustrate community park and neighborhood park service areas in the City of Shoreline. As shown in these figures, all of the subarea is located within community park service areas and portions are located within neighborhood park service areas. Areas of the subarea not served by neighborhood parks or by Shoreline School District sites are in the central southern portion of the subarea, as shown in **Figure 3.5-4** (also from the PROS Plan).

In addition to City of Shoreline parks and recreation resources, the City of Seattle's Jackson Park Golf Course is located immediately south of the subarea, south of NE 145<sup>th</sup> Street. The golf course has walking trails and greenbelt areas that may be used by subarea residents.

### Planned Improvements and Desired Amenities

The PROS Plan identified the Parks repair and replacement funding program in the six-year capital improvement plan for 2012-2017 that could potentially include funding for parks and trails in the vicinity of the subarea. The plan also identified the King County Trails program, which is no longer an active funding program.

As part of twenty-year capital improvement planning, the PROS Plan also identifies potential facility improvements, including the following in proximity to the station subarea. Several improvement projects identified in the PROS Plan have already been implemented, and as such these are not listed below.

#### Paramount School Park

- Pedestrian and bicycle improvements with signage between Paramount School Park and Paramount Open Space
- Picnic shelter reservation kiosk
- Basketball court
- Add picnic tables outside of existing shelter
- Field drainage improvements
- Loop trail mile-markers
- Tree and bench plan
- Frontage and fencing improvements along 155<sup>th</sup> Street at Paramount School Park
- On-street wayfinding signs (2016 project)

#### Paramount Open Space

- Neighborhood Park Plan
- Expand Paramount Open Space park through willing seller purchase opportunities
- Park entry improvements including monument signage
- Pedestrian and bicycle connections

#### Hamlin Park

- Internal and on-street wayfinding signs
- Trail mile markers
- Continuation of soft surface trail improvements
- Replace entry signs/improve park pedestrian entrances

#### South Woods Park

- Vegetation management plan implementation
- Development of a Neighborhood Park Plan
- Improvement of the entry from Shorecrest High School
- Interpretive signs

- On-street wayfinding signs

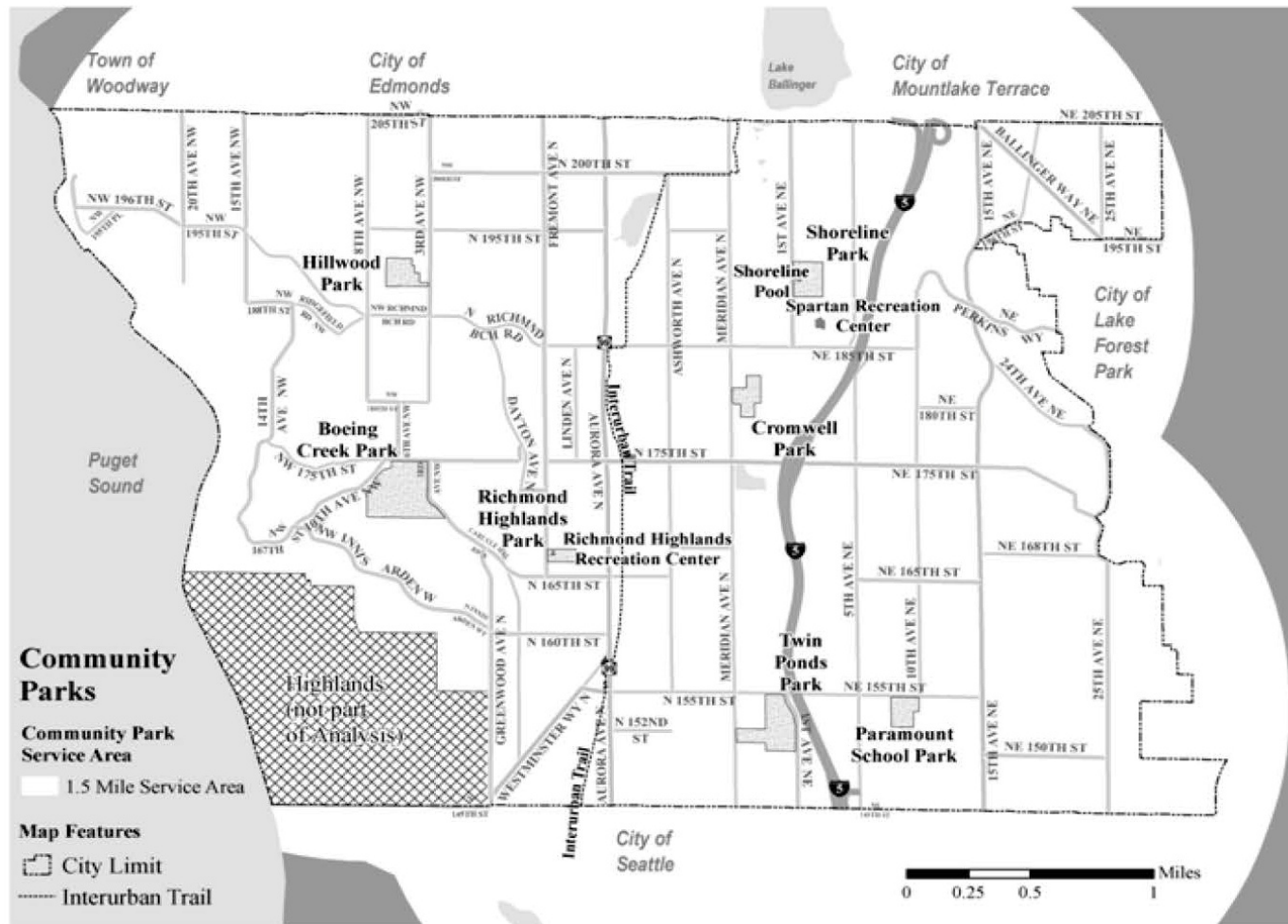
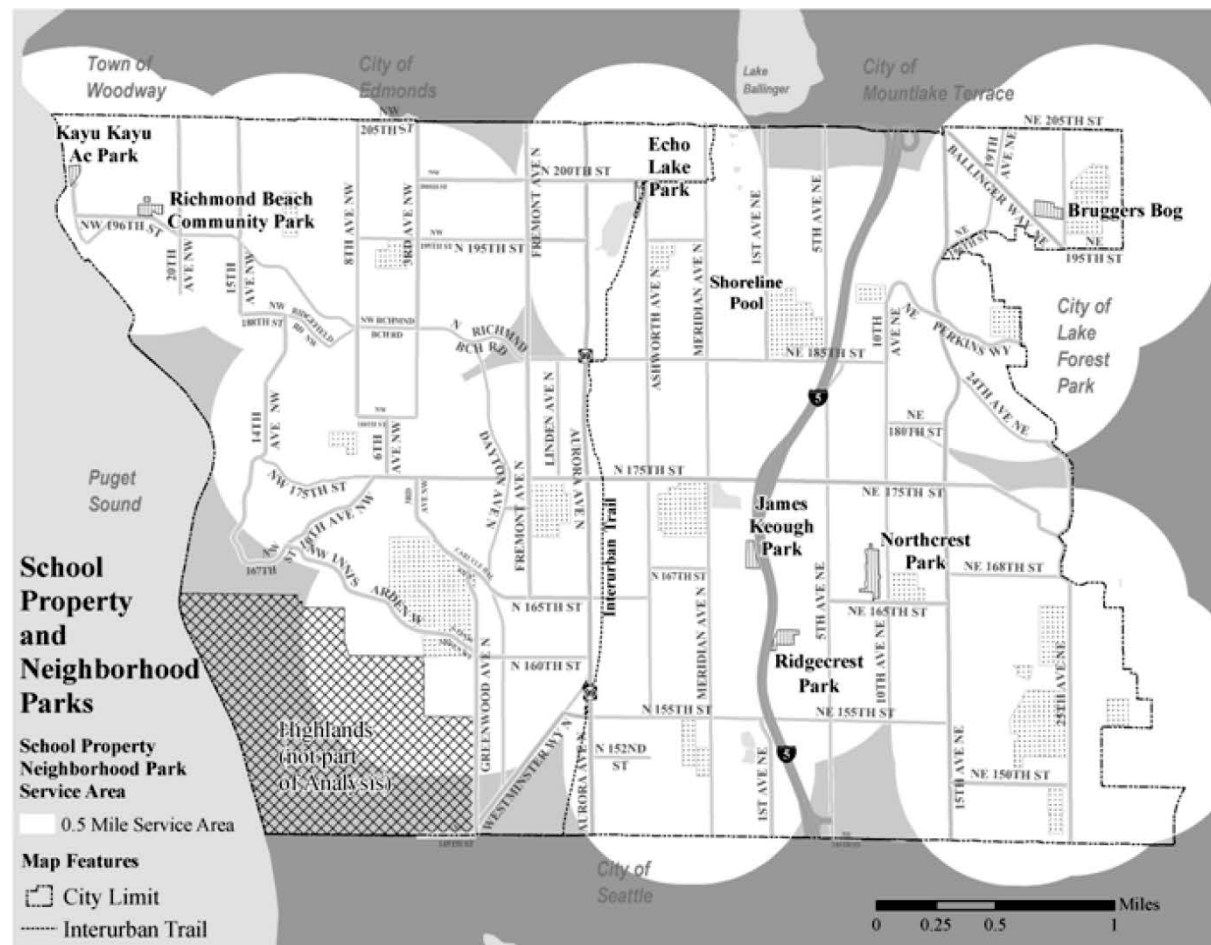


Figure 3.5-2 Community Park Service Area







**Figure 3.5-4 School District Amenities Service Area**

**Twin Ponds Park**

- Sidewalk and right-of-way improvements along 1<sup>st</sup> Avenue NE from 155<sup>th</sup> Street to the south end of Twin Ponds Park
- Development of a neighborhood park plan and vegetation management plan (Phase 1 is a 2016 project currently underway)



***Existing community gardens at Twin Ponds Park***

The PROS Plan also identifies desired amenities as capital project ideas not necessarily associated with a specific site. Five major amenities were identified as partnership opportunities with other agencies, such as the Shoreline School District and others:

- Aquatic Facility
- Cultural Arts Center
- Environmental Learning Center
- Farmers Market (currently being hosted by a non-profit organization in the Sears parking lot at Aurora Square/Shoreline Place on Saturdays, June through October)
- Trail Connectors

Other desired amenities identified in the PROS Plan include a variety of recreational facilities, such as:

- |   |  |
|---|--|
| ○ Basketball courts   | ○ Freeride bike parks  |
| ○ Barrier-free playground   | ○ Off-leash dog areas (Eastside, Shoreview and Richmond Beach) |
| ○ Community gardens (currently at Twin Ponds Park and Sunset School Park) | ○ Putt-putt golf course (added at Shoreview Park)              |
| ○ Disc golf courses   | ○ Tennis courts  |
| ○ Signage (directional, entry, interpretive)                              | ○ Water trails   |
| ○ Skate parks   | ○ Wi-Fi in parks   |
| ○ Spray parks   |  |
| ○ Swings (added at Paramount School Park)                                 |  |

The PROS Plan provides twenty-year capital improvement recommendations focused on addressing the needs above. The scope of planned improvements to parks and recreation facilities ranges from master planning and conceptualization to design and implementation of improvements. Timing for these projects was categorized in the PROS Plan as short-term, mid-term, and long-term recommendations.

### **Open Space, Trees, Vegetation, and Habitat**

Residents characterize Shoreline as a wooded community; this is often cited as a key reason for locating in the area. Large evergreen trees can be seen rising above residential neighborhoods, on hilltops, and even on the periphery of Aurora Avenue. As the city becomes more urbanized, it is a

priority to maintain and enhance the tree canopy. In 2011 the City conducted an Urban Tree Canopy Assessment and in 2012, the City took steps to be recognized as a Tree City USA. In 2014, the City adopted an Urban Forest Strategic Plan and updated the City's Street Tree List. The City has also developed Vegetation Management Plans for parks, and will track tree canopy over time to gauge the effect of policies related to tree retention and replacement.

Forested open space, wetlands, and native vegetation found on steep slopes and in open space areas are important resources that should be preserved. Trees help stabilize soils on steep slopes, and act as barriers to wind and sound. Plants replenish the soil with nutrients, generate oxygen, and clean pollutants from the air. Native vegetation provides habitat for wildlife. Wetlands and riparian vegetation provide surface water storage and help clean surface water of pollutants and sediment.

Aerial photos show that the community is a mosaic of various types of vegetation. The largest, most contiguous areas of native vegetation in Shoreline are primarily found in City parks, publicly owned open space, and privately owned open space areas. These areas include the highest quality wildlife habitat found in the city. However, areas of less intensive residential development also contain mature trees and other native vegetation, which provide secondary wildlife habitat and substantially contribute to the quality of life in Shoreline.

Wetlands and stream corridors provide valuable habitat in Shoreline. Sometimes these areas can be contaminated by pollutants from surface water runoff, including fertilizers and

pesticides from lawns and gardens; oils, greases, and heavy metals from vehicles; and fecal coliform bacteria. The quality of the water is a concern to many residents and City staff. Wetlands perform valuable functions that include surface and flood water storage, water quality improvement, groundwater exchange, stream base flow augmentation, and biological habitat support. With the exception of the Puget Sound estuarine system, all wetlands in the city are palustrine systems (freshwater).

Most wetlands in the city are relatively isolated systems and surrounded by development. Under the Shoreline Municipal Code, wetlands are designated using a tiered classification system (from Category I to Category IV) based on size, vegetative complexity, and the presence of threatened or endangered species. No wetlands in the city have received a Category I rating. All wetlands, regardless of size, are regulated under the Shoreline Municipal Code, specifically SMC 20.80, the Critical Areas Regulations.

When a development is proposed on a site with known or suspected wetlands, a wetland evaluation is required to verify and classify wetlands and delineate boundaries and buffer areas. The City's critical area regulations establish minimum wetland buffer areas based on typology and other factors. All of the documented wetlands within the city have experienced some level of disturbance as a result of past development and human activity. Disturbances have included major alterations, such as wetland excavation, fill, or water impoundment. Some wetland areas occur within parks that receive constant use by people, impacting wetlands areas with human activity, such as trash and trampling of vegetation.

**Habitat Protection**

The process of urbanization can result in the conversion of wildlife habitat to other uses. The loss of certain types of habitat can have significant, adverse effects on the health of certain species. Fish and wildlife habitat conservation areas are those that are necessary for maintaining species within their natural geographic distribution so that isolated subpopulations are not created. Designated habitats are those areas associated with species that State or federal agencies have designated as endangered, threatened, sensitive, or candidate species. Currently in the Puget Sound, Chinook salmon are listed as threatened species by the federal government under the Endangered Species Act.

**Priority Habitat Areas—** The Washington Department of Fish and Wildlife (WDFW) indicates bald eagle territory in the Richmond Beach and Point Wells areas, outside the subarea. WDFW maps and the City's stream inventory indicate the presence of Chinook salmon in portions of McAleer, Thornton, and Boeing Creeks, outside the subarea. Other sources have indicated the presence of fish in other streams within the city, although the full extent of fish habitat has not been confirmed.

To help restore healthy salmon runs, local governments and the State must work proactively to address salmon habitat protection and restoration. WDFW has developed the Priority Habitats and Species (PHS) Program to help preserve the best and most important habitats, and provide for the life requirements of fish and wildlife. The City has developed mapping of PHS areas based on data provided by the WDFW and other mapping resources.

WDFW provides management recommendations for priority species and habitats that are intended to assist landowners, users, and managers in conducting land use activities in a manner that incorporates the needs of fish and wildlife. Management recommendations are developed through a comprehensive review and synthesis of the best scientific information available. The City has reviewed the PHS management recommendations developed by WDFW for species identified in Shoreline, and used them to guide the development of critical areas regulations that fit the existing conditions and limitations of Shoreline's relatively urbanized environment. See SMC 20.80 Subchapter 3 Fish and Wildlife Habitat Conservation Areas.

Refer to **Figure 3.5-5** for a depiction of urban forest and priority habitat areas that the City has mapped in the vicinity of the subarea. Twin Ponds Park is the only designated priority habitat area in the subarea. Twin Ponds includes 6.4 acres of palustrine forested and palustrine emergent wetland area, according to information in the City's Comprehensive Plan. Stream, riparian, and upland habitats combine with the lower wetland areas to create a habitat mosaic providing habitat for a diverse community of wildlife including river otter, great blue heron, turtles, and various species of hawks. Dominant trees and vegetation include red alder, willow, cedar, cottonwood, red-osier dogwood, and salmonberry. Invasive vegetation such as Himalayan blackberry and morning glory are also found in the area. Emergent areas are dominated by cattail, skunk cabbage, and water parsley.

Urban forest areas are shown in green in **Figure 3.5-5** and include Twin Ponds Park, as well as Paramount Open Space,



South Woods Park, Hamlin Park, sloped topographic areas, and other locations in the vicinity of the subarea.

The City also has mapped steep slopes (areas above 40 percent sloping terrain). This mapping can be viewed in the Natural Areas supplemental information of the 2012 Comprehensive Plan.

**Critical Areas Ordinance**— The City of Shoreline has an adopted Critical Areas Ordinance (Chapter 20.80). SMC 20.80 contains regulations, at Subchapter 3, related to habitat protection.

For example Section 20.80.300 describes mitigation performance standards and requirements, as follows:

- A. **Requirements for Mitigation.** Where impacts cannot be avoided, and the applicant has exhausted all feasible design alternatives, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. Mitigation provisions shall be applied through the critical area reasonable use or critical area special use provisions in SMC [20.30.333](#) and [20.30.336](#), or subject to the provisions of the Shoreline Master Program, SMC Title [20](#), Division II, where the proposed development activity is located within the shoreline jurisdiction, unless mitigated alterations are specifically allowed by the provisions of this subchapter. In an individual case, these actions may include consideration of alternative site plans and layouts, reductions in the density or

scope of the proposal, and/or implementation of the performance standards listed in this section.

B. **Additional Requirements for Stream**

**Mitigation.** Significant adverse impacts to stream area functions and values shall be mitigated. Mitigation actions shall be implemented in the preferred sequence: avoidance, minimization, restoration and replacement. Proposals which include less preferred and/or compensatory mitigation shall demonstrate that:

1. All feasible and reasonable measures will be taken to reduce impacts and losses to the stream, or to avoid impacts where avoidance is required by these regulations;
2. The restored, created or enhanced stream area or buffer will be available and persistent as the stream or buffer area it replaces; and
3. No overall net loss will occur in stream functions and values.

C. **Compensating for Lost or Impacted**

**Functions.** Mitigation of alterations to fish and wildlife habitat shall achieve equivalent or greater biologic and hydrologic functions and shall include mitigation for adverse impacts upstream or downstream of the development proposal site on a per function basis. Mitigation shall be located on site except when demonstrated that a higher level of ecological

functioning would result from an off-site location. A mitigation plan may include the following:

1. Native vegetation planting plan;
  2. Retention, enhancement or restoration plan of specific habitat features;
  3. Plans for control of nonnative invasive plant or wildlife species; and
  4. Stipulations for use of innovative, sustainable building practices.
- D. **Preference of Mitigation Actions.** Methods to achieve compensation for fish and wildlife habitat functions and values shall be approached in the following order of preference:
1. **Protection.** Mitigation measures that increase the protection of the identified fish and wildlife habitat conservation areas may include but are not limited to:
    - i. Increased or enhanced buffers;
    - ii. Setbacks for permanent and temporary structures;
    - iii. Reduced project scope;
    - iv. Limitations on construction hours;
    - v. Limitations on hours of operation; and/or
    - vi. Relocation of access.
  2. **Restoration.** Restoration of degraded habitat.
  3. **Creation.** Creation (establishment) of wildlife habitat on disturbed upland sites such as those with vegetative cover consisting primarily of nonnative species. This should be attempted only when the site conditions are conducive to the habitat type that is anticipated in the design.
  4. **Enhancement.** Enhancement of significantly degraded habitat in combination with restoration or creation. Enhancement alone will result in a loss of habitat acreage and is less effective at replacing the functions lost. Enhancement should be part of a mitigation package that includes replacing the impacted area and meeting appropriate ratio requirements.
  5. **Preservation.** Preservation of high-quality, at-risk fish and wildlife habitat as compensation is generally acceptable when done in combination with restoration, creation, or enhancement; provided, that a minimum of 1:1 acreage replacement is provided by reestablishment or creation. Preservation of high-quality, at-risk fish and wildlife habitat may be considered as the sole means of compensation for habitat impacts when the following criteria are met:
    - a. Habitat impacts will not have a significant adverse impact on habitat

- for listed fish, or other ESA-listed species;
- b. There is no net loss of habitat functions and values within the watershed or basin;
- c. The impact area is small (generally less than one-half acre) and/or impacts are occurring to a low-functioning system; and
- d. All preservation sites shall include buffer areas adequate to protect the habitat and its functions and values from encroachment and degradation.

**E. Location and Timing of Stream Mitigation.**

1. Mitigation shall be provided on site, unless on-site mitigation is not scientifically feasible due to the physical features of the property. The burden of proof shall be on the applicant to demonstrate that mitigation cannot be provided on site.
2. When mitigation cannot be provided on site, mitigation shall be provided in the immediate vicinity of the permitted activity on property owned or controlled by the applicant, such as an easement, provided such mitigation is beneficial to the fish and wildlife habitat conservation area and associated resources. It is the responsibility of the applicant to obtain title to off-site mitigation areas. Mitigation may be considered on City-owned property, or

on similar publicly owned property for which title is not available, through a City mitigation program if programmatic mitigation areas have been identified by the City.

3. In-kind mitigation shall be provided, except when the applicant demonstrates and the City concurs that greater functional and habitat value can be achieved through out-of-kind mitigation.
4. Only when it is determined by the City that subsections (B)(1), (2), and (3) of this section are inappropriate and impractical shall off-site, out-of-kind mitigation be considered.
5. When stream mitigation is permitted by these regulations on site or off site, the mitigation project shall occur near an adequate water supply (stream, ground water) with a hydrologic connection to the mitigation area to ensure successful development or restoration.
6. Any agreed-upon mitigation proposal shall be completed prior to project construction, unless a phased schedule that assures completion concurrent with project construction has been approved by the City.
7. Restored or created streams, where permitted by these regulations, shall be an equivalent or

higher stream value or function than the altered stream

F. **Performance Standards.** The following mitigation measures shall be reflected in fish and wildlife habitat conservation area mitigation planning:

1. The maintenance and protection of habitat functions and values shall be considered a priority in site planning and design;
2. Buildings and structures shall be located in a manner that preserves and minimizes adverse impacts to important habitat areas. This may include clustering buildings and locating fences outside of habitat areas;
3. Retained habitat shall be integrated into open space and landscaping;
4. Where possible, habitat and vegetated open space shall be consolidated in contiguous blocks;
5. Habitat shall be located contiguous to other habitat areas, open space, or landscaped areas, both on and off site, to contribute to a continuous system or corridor that provides connections to adjacent habitat areas;
6. When planting is required, the following standards shall apply:

- a. Native species, indigenous to the region, shall be used in any landscaping of disturbed or undeveloped areas and in any enhancement of habitat or buffers;
- b. Plant selection shall be consistent with the existing or projected site conditions, including slope aspect, moisture, and shading;
- c. Plants should be commercially available or available from local sources;
- d. Plant species high in food and cover value for fish and wildlife shall be used;
- e. Mostly perennial species should be planted;
- f. Committing significant areas of the site to species that have questionable potential for successful establishment shall be avoided;
- g. Plant selection, densities, and placement of plants must be determined by a qualified professional and shown on the design plans;

- h. Stockpiling soil and construction materials should be confined to upland areas and contract specifications should limit stockpiling of earthen materials to durations in accordance with City clearing and grading standards, unless otherwise approved by the City;
  - i. Planting instructions shall be submitted which describe placement, diversity, and spacing of seeds, tubers, bulbs, rhizomes, sprigs, plugs, and transplanted stock;
  - j. Controlled release fertilizer shall be applied (if required) at the time of planting and afterward only as plant conditions warrant as determined during the monitoring process;
  - k. An irrigation system shall be installed, if necessary, for the initial establishment period;
  - l. The heterogeneity and structural diversity of vegetation shall be emphasized in landscaping; and
  - m. Significant trees shall be preserved
- 7. All construction specifications and methods shall be approved by a qualified professional and the City; and
- 8. Construction management shall be provided by a qualified professional. Ongoing work on site shall be inspected by the City.
- G. **Mitigation Plan.** Mitigation plans shall be submitted as part of the required critical area report consistent with the requirements of SMC [20.80.080](#), [20.80.082](#), and [20.80.290](#) and this section. When revegetation is required as part of the mitigation, then the mitigation plan shall meet the standards of SMC [20.80.350](#)(H), excluding those standards that are wetland specific.
- H. **Monitoring Program and Contingency Plan.** A monitoring program shall be implemented by the applicant to determine the success of the mitigation project and any necessary corrective actions. This program shall determine if the original goals and objectives are being met. The monitoring program will be established consistent with the guidelines contained in SMC [20.80.082](#)(D). (Ord. 723 § 1 (Exh. A), 2015; Ord. 398 § 1, 2006; Ord. 238 Ch. VIII § 4(E), 2000).





**Figure 3.5-5 Urban Forest and Priority Habitat Area (Twin Ponds Park) Mapped in the Vicinity of the Subarea**

#### **Department of Ecology Surface Water Management**

**Regulations**—The Department of Ecology (DOE) requires surface water management compliance of development projects. DOE regulations list preservation of native trees, vegetation, and undisturbed ground, along with other tools and best practices, as effective methods for managing surface water runoff and enhancing water quality. More information about DOE regulations is provided in Section 3.4 of this FEIS.

### 3.5.2 Analysis of Potential Impacts

The estimated demand for parks and recreation facilities under the alternatives is analyzed below. **Table 3.5-1** provides a summary of the estimated demand for parks under the alternatives.

#### Alternative 1—No-Action Alternative

Under Alternative 1—No Action, the 2035 subarea population growth would place greater demands on the areas park, recreation, and open spaces. The population of the subarea is anticipated to increase to 11,040 by 2035 under the No Action Alternative. This compares to a current population of 8,321 people, indicating an estimated population growth of 2,719 people without any changes to zoning.

Today there are 3,467 households in the subarea and this is projected to increase to 4,600 by 2035 under the No Action Alternative, increasing the number of households by 1,133. There would also be a total of 2,325 employees in the subarea, 730 more than currently exist, and these workers also may have a need for parks and recreation facilities during lunch breaks and before and after the work day.

It is anticipated that the current level of park, recreation, and open spaces in the subarea would be sufficient to support the projected growth under Alternative 1—No Action, with implementation of the improvements in the PROS Plan, including neighborhood park enhancements at Paramount School Park, Paramount Open Space, and South Woods.

In reviewing the locations of neighborhood parks in proximity to the subarea, it appears that there is a baseline demand for at least one neighborhood park to serve the subarea; however, this

demand is mostly addressed by existing school facilities in the area and could be more fully addressed with planned improvements in the PROS Plan for the subarea.

#### The Next Twenty Years with or without Phasing

Under any of the action alternatives, the projected total population of residents in the subarea would be 11,207 to 13,635 (assuming a 1.5 to 2.5 percent average annual growth rate) by 2035. There would be an estimated 4,670 to 5,681 total households and 2,180 to 2,678 total employees in the subarea by 2035. This is 2,886 to 5,314 new residents (as well as 1,203 to 2,214 new households and 585 to 1,083 new employees) above current levels in the subarea.

The projected 2035 population level would create a demand for approximately one new neighborhood park in place by the end of the twenty-year horizon of 2035, if not before, under any of the action alternatives.

Given the relatively compact service area associated with the alternatives, and that demand for parks and recreation is based on population growth, the decision to adopt phasing would not change the demand analysis. The same demand for parks and recreation would occur with or without adopted phasing.

*Neighborhood parks can vary in size. The PROS Plan defines the size of neighborhood parks as being less than 10 acres. The City prefers that these parks be at least three acres in size, but recognizes that neighborhood parks smaller than three acres can sometimes serve special purposes.*

When considering the specific type of facilities the increased population would need under the action alternatives, it is important to consider a number of factors, including community involvement, availability of the different classifications of parks and open space, and level of service standards.

Community involvement during the subarea planning process has confirmed that residents are interested in ensuring that neighborhood parks and other facilities (playgrounds, public gathering spaces, teen centers, etc.) are available to serve new residents as they move to the area in the future. They are also interested in public art, enhanced streetscapes, and other amenities.

While there appear to be adequate regional and community parks in Shoreline to serve future growth, neighborhood parks will be needed in the subarea as the population increases. The PROS Plan analyzes the target level of service (LOS) for neighborhood parks, through an amenities-driven approach. Refer to pages 4-19 and 4-20 of the PROS Plan for more information.

Based on traditional National Park and Recreation Association (NPRA) standards, it is advisable to have a neighborhood park serving a half-mile area with population of up to 5,000 people. However, it should be noted that these standards are used with discretion in determining park needs, because every community is different and may have various types of recreation facilities that meet the demand even if they do not have the acreage. With consideration of the NPRA standard, the number of new residents in the subarea under the action alternatives, and assuming that some existing facilities in the subarea and in

surrounding areas are currently meeting neighborhood park needs, there likely would be an additional demand for one new neighborhood park in twenty years (by 2035) and additional neighborhood parks at build-out (see discussion below). Some of this demand could continue to be served by neighborhood school facilities as well as neighborhood parks in areas bordering the subarea. Most of the demand would need to be met by new parks, recreation, and open space facilities. Neighborhood parks potentially could be integrated into the redevelopment of large parcels and by adding property to existing parks and open space areas.

The City of Shoreline's amenities-driven approach to meeting the LOS neighborhood parks provides for the inclusion of larger community and urban park development with neighborhood park amenities and school property to meet need. Playfields, play equipment, recreation courts, and other facilities at schools are important to meeting the LOS. In the future, the use of schools sites such as Paramount School Park might change. The School District may need to use the site for school/educational purposes again with growth in the subarea. If this occurs, it will be important to coordinate with the School District to continue to provide public access to the school site and facilities to serve the neighborhood's needs.

It is envisioned that redevelopment of the subarea would create urban plazas, pocket parks, playgrounds, trail corridors, and other open spaces through private development and City initiative. These also could serve some of the demand for neighborhood park space.

It is important to remember that the other level of service standard referenced is for neighborhood parks to serve an area within one-half mile. As such, parks could be developed at the periphery of the subarea in the future that would serve residents' needs. If other types of parks, recreation, and open space facilities are provided as part of redevelopment, the level of service could be sufficient for an urban neighborhood. This assumes that existing neighborhood parks in areas near the subarea would be able to serve some of the growing population. In some cases, these existing neighborhood parks may need new facilities such as play equipment or other elements to improve their recreation capacity for use by the surrounding residents.

Smaller (one-half acre or less) dispersed urban park, open space and plazas which act as public gathering spaces, could also help to serve the demand in the subarea if incorporated into redevelopment projects.

The required updates to the PROS Plan (every six years) create a way for the City to continue to monitor the need for parks as the neighborhood grows, seek funding to maintain and acquire property, and develop new neighborhood park facilities in the subarea to serve the growing population's needs. One of the important objectives of developing a subarea plan is to identify these key areas of need, so that the City and its partners can begin to proactively plan to serve these in the near term. Recognizing that future property values would likely increase in the subarea, it may be advantageous to seek property for parks and open space use in the near term. This would require examination of potential funding options, such as dedications, grants, bond levies, or other means. The current capital budget does not include funding for

any near term acquisition, but the 2017 update to the PROS Plan will consider establishing an impact fee for this purpose.

Priority habitat areas such as at Twin Ponds Park are protected by local, state, and federal regulations. Areas of urban forest are more vulnerable to potential impacts associated with redevelopment in the subarea. The City's adopted critical areas ordinance calls for preservation of groups of mature trees, planting of native landscaping, and other provisions. DOE regulations related to surface water management also recognize preservation of natural areas as a best practice. Redevelopment projects in the subarea will be required to comply with these regulations as applicable.

#### **Alternative 4—Compact Community Hybrid**

Under the Alternative 4—Compact Community Hybrid, the total population would be expected to rise to 32,367 people living in 13,486 housing units and 11,011 employees in the subarea at full build-out. This growth level would not be expected to be reached for 55 to 87 years or more (by 2071-2103 or beyond) based on an estimated average annual growth rate of 1.5 to 2.5 percent.

The projected population under Alternative 4 would create a baseline demand for approximately six to seven total neighborhood parks in the subarea. (This would be approximately two to four new neighborhood parks given existing parks in the subarea.) It is assumed school facilities would continue to serve part of the demand, and given the lack of available land and space for new neighborhood parks, some of the demand potentially could be served by smaller-sized neighborhood parks and dispersed mini-parks, recreation facilities, and urban plazas/public gathering spaces created as part of redevelopment sites.

Adding to and enhancing amenities within existing parks and expanding existing parks and open spaces through dedications or acquisition (by willing donors/sellers) can also help to address the demand for parks and recreation.

Alternative 4 retains land area around parks in R-6 single family use, while Alternatives 3 and 2 convert these areas to mixed use/multifamily use. Retaining existing single family homes around the parks provides a transition in land use between the parks and the more intensive mixed use. However, this also means that more residents would have to walk or travel farther to get to the parks than under the other alternatives.

***It should be noted that the City of Shoreline's Critical Areas Ordinance applies to all properties, regardless of zoning.***

### **Alternative 3—Compact Community**

Under the Alternative 3—Compact Community, the total population would be expected to rise to 36,647 people living in 15,270 households and 9,639 employees in the subarea. This growth level would not be expected to be reached for 63 to 98 years or more (by 2078-2113 or beyond).

The projected population under Alternative 3 would create a baseline demand for approximately six to seven total neighborhood parks in the subarea. This would be approximately two to four new neighborhood parks given existing parks in the subarea. As mentioned previously, it is assumed school facilities would continue to serve part of the demand, and given the lack of available land and space for new neighborhood parks, some of the demand potentially could be served by smaller-sized neighborhood parks and dispersed mini-parks, and urban plazas/public gathering

spaces created as part of redevelopment sites. Adding to/enhancing amenities within existing parks and expanding existing parks and open spaces through dedications or acquisition (by willing donors/sellers) can also help to address the demand for parks and recreation.

### **Alternative 2 – Connecting Corridors at Build-Out**

It is estimated that implementation of Alternative 2—Connecting Corridors would result a total population of 34,643 living in 14,435 total housing units and 11,747 employees at full build-out. This growth level would not be expected to be reached for 60 to 94 years or more (by 2075-2109 or beyond).

The projected population under Alternative 2 would create a baseline demand for approximately six to seven total neighborhood parks in the subarea. This would be approximately two to four new neighborhood parks given existing parks in the subarea. This assumes that school facilities would continue to serve part of the demand, and given the lack of available land and space for new neighborhood parks, some of the demand potentially could be served by smaller neighborhood parks and dispersed urban park, open space and plaza/public gathering spaces created as part of redevelopment sites or by adding or enhancing park amenities within existing parks and by expanding park and open spaces (adding adjacent property through acquisition or dedication by willing sellers/donors).



**Table 3.5-1**  
**Estimated Demand for Parks**

<b>Time Frame:</b>	<b>Alt. 4 Compact Community Hybrid:</b>	<b>Alt. 3 Compact Community:</b>	<b>Alt. 2 Connecting Corridors:</b>	<b>Alt. 1 No Action:</b>
<b>Twenty Years/ 2035</b>	One New Neighborhood Park	One New Neighborhood Park	One New Neighborhood Park	Improvements Implemented from the PROS Plan
<b>Build-Out</b>	Two to Four New Neighborhood Parks or a Combination of Facilities to Meet the Demand	Two to Four New Neighborhood Parks or a Combination of Facilities to Meet the Demand	Two to Four New Neighborhood Parks or a Combination of Facilities to Meet the Demand	Not Analyzed

### **Demand for Other Human Services/Community Support Facilities**

Under any of the action alternatives, the growing population of the subarea also will generate demand for a wide range of other human services and community support facilities, such as community center facilities, community meeting and classroom facilities, recreation center facilities, places to exercise, and other services and facilities. It is anticipated that the level of public services will expand over time as the population and tax base in the community grows. Private sector businesses would also serve some of the demand over time as would the developers of mixed-used buildings in the subarea. Refer to the Schools analysis in Section 3.6 for more information.

### **3.5.3 Mitigation Measures**

A number of park-related projects are currently in the PROS Plan recommendations list and the City's Capital Improvements Plan. The PROS Plan has short-term, mid-term, and long-term recommendations along with community goals during the current planning period. In the future, these recommendations will be reviewed annually and appropriately considered during budgeting of the Capital Improvement Plan.

The PROS Plan will receive an update in 2017 and again in 2023 and 2029. Planning for the 2017 update is currently underway. The City will reassess the demands and needs and will modify implementation recommendations based on changing needs. The City will evaluate the level of recent and pending changes in the station subarea and make recommendations for additional park, recreation, and open space facilities accordingly.

In addition to these activities that will help to ensure adequate parks, recreation, and cultural services are provided to the growing subarea, the following mitigation measures would be applicable to the action alternatives: Alternative 4—Compact Community Hybrid, Alternative 3—Compact Community, and Alternative 2—Connecting Corridors.

The proposed subarea plan policies below relate to parks, recreation, and open space and should be adopted to support the development of needed facilities for future residents in the subarea.

- Acquire property to increase available land for park and recreation use.

- Develop a park impact fee and/or dedication program for acquisition and maintenance of new parks or open spaces.
- Ensure Twin Ponds and Paramount Open Space Parks' pedestrian connections from the neighborhood to the 145th Street light rail station are designed and constructed to fit the character of the parks.
- Mitigate impacts of increased activity in existing parks and open spaces by creating a major maintenance/capital investment funding program.
- Through Parks Master Planning processes, determine specific needs for spaces, facilities, and programs to accommodate anticipated growth, taking into consideration demographic projections.

Additional subarea plan policies proposed to address the natural environment could also provide mitigation for population growth within the subarea and illustrate how parks, surface water, and transportation initiatives can coordinate at the project level.

- Prioritize acquisition of sites that are ill-suited for redevelopment due to high water table or other site-specific challenge for new environmental or stormwater function.
- Encourage planting new trees and preserving existing stands of trees (especially native and conifers) in and around the perimeter of a site.
- Consider establishing a fee-in-lieu program for private property tree replacement that could be used for reforesting public open spaces.

- Ensure existing wetlands, streams, and their buffers are protected as redevelopment happens.
- Ensure any unavoidable impacts to existing wetlands, streams, and their buffers are mitigated through restoration or enhancement.
- Develop opportunities for creating wildlife and/or greenway corridors connecting existing park and open spaces

### The Green Network Concept

Implementation of a "Green Network" of trails, sidewalks, bike lanes and other facilities in green streets, parks, and open spaces is envisioned for the subarea under any of the action alternatives. The Green Network concept would be implemented over time as redevelopment occurs in the subarea. The Green Network would also include stream corridors, wetlands, and other natural areas.

Improvements in the Green Network would enhance bicycle and pedestrian accessibility and safety and provide connectivity to and from the light rail station, as well as between homes, parks, school, and other community destinations in the subarea.

With stormwater management, green infrastructure/low impact development systems, stream corridor enhancement, and protection of wildlife habitat, the Green Network would provide a variety of environmental benefits.

Improvements could be made through transportation, surface water, or park improvement processes, and as such would need to be coordinated through various City departments.

The Green Network includes streets enhanced for pedestrian and bicycle use in the subarea. Alternative 4 shows adjusted routes of streets enhanced for pedestrian and bicycle use in the subarea based on the outcomes of the 145<sup>th</sup> Street Corridor Study.

The map on the next page, **Figure 3.5-6** illustrates a conceptual vision for the Green Network. **Figure 3.5-7** illustrates the Off-Corridor Network identified in the 145<sup>th</sup> Corridor Study. The photos that follow show elements envisioned for the Green Network.

### ***3.5.4 Significant Unavoidable Adverse Impacts***

Under any of the alternatives, there would be an increased in demand for parks, recreation, and open space areas in the subarea. Population growth over the next twenty years under any of the action alternative would require development of at least one new neighborhood park, compared to the No Action Alternative, which likely could be served by existing facilities (with improvements recommended in the PROS Plan). At full build-out the demand for parks would be substantially higher under Alternatives 2, 3, or 4 than under Alternative 1.

As changes in population occur throughout the city, the PROS Plan and the Capital Improvement Program should be updated to adjust priorities and support accommodation of the needs in the station subarea. The City also will be exploring a potential park impact fee

program and/or dedication program. New redevelopment projects would be required to provide public open space and recreation amenities.

Anticipated increases in population would be expected to be manageable since they would occur over several decades. The City would have the ability to monitor growth over time and plan, prepare for, and secure resources to increase the level of parks, open space, and recreation facilities to serve the population as needed. Ongoing monitoring of opportunities to create neighborhood parks and facilities in the subarea would be critical.

Existing policies and regulations of the City of Shoreline and State of Washington, as well as those of the federal government protect wetlands, streams, and high priority habitat areas, such as Twin Ponds Park. Site development regulations administered through the City, which apply Washington State DOE stormwater requirements, strictly mandate practices to protect water quality and reduce flooding. The City's Critical Areas Ordinance protects fish and wildlife habitat, wetlands, and their buffer areas. Trees in critical areas and their buffers are regulated as "protected trees" regardless of zoning.

Given all of these considerations, no significant unavoidable adverse impacts would be expected to parks, recreation, open space, and sensitive natural areas and resources.

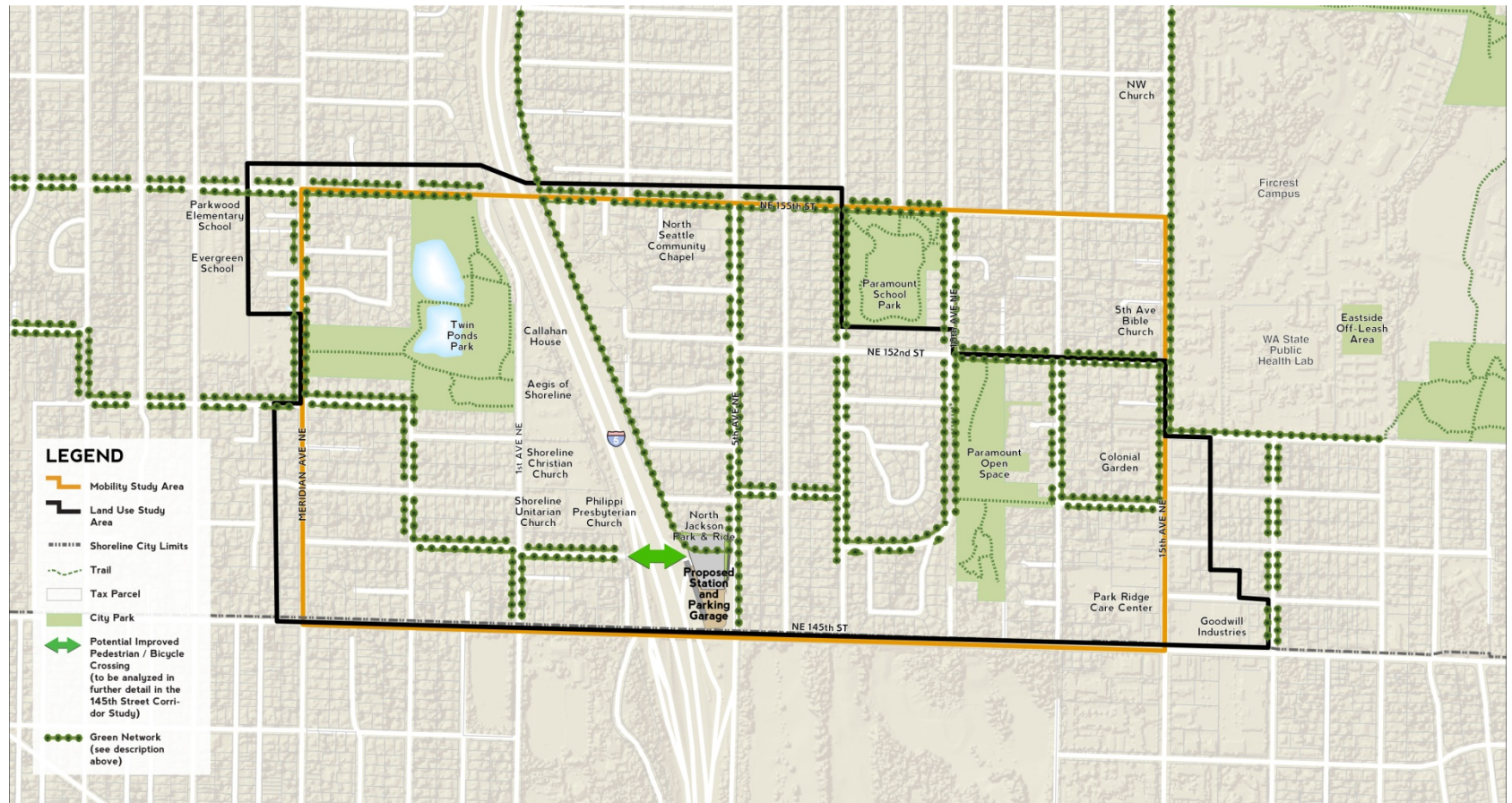


Figure 3.5-6 The Green Network Concept Map



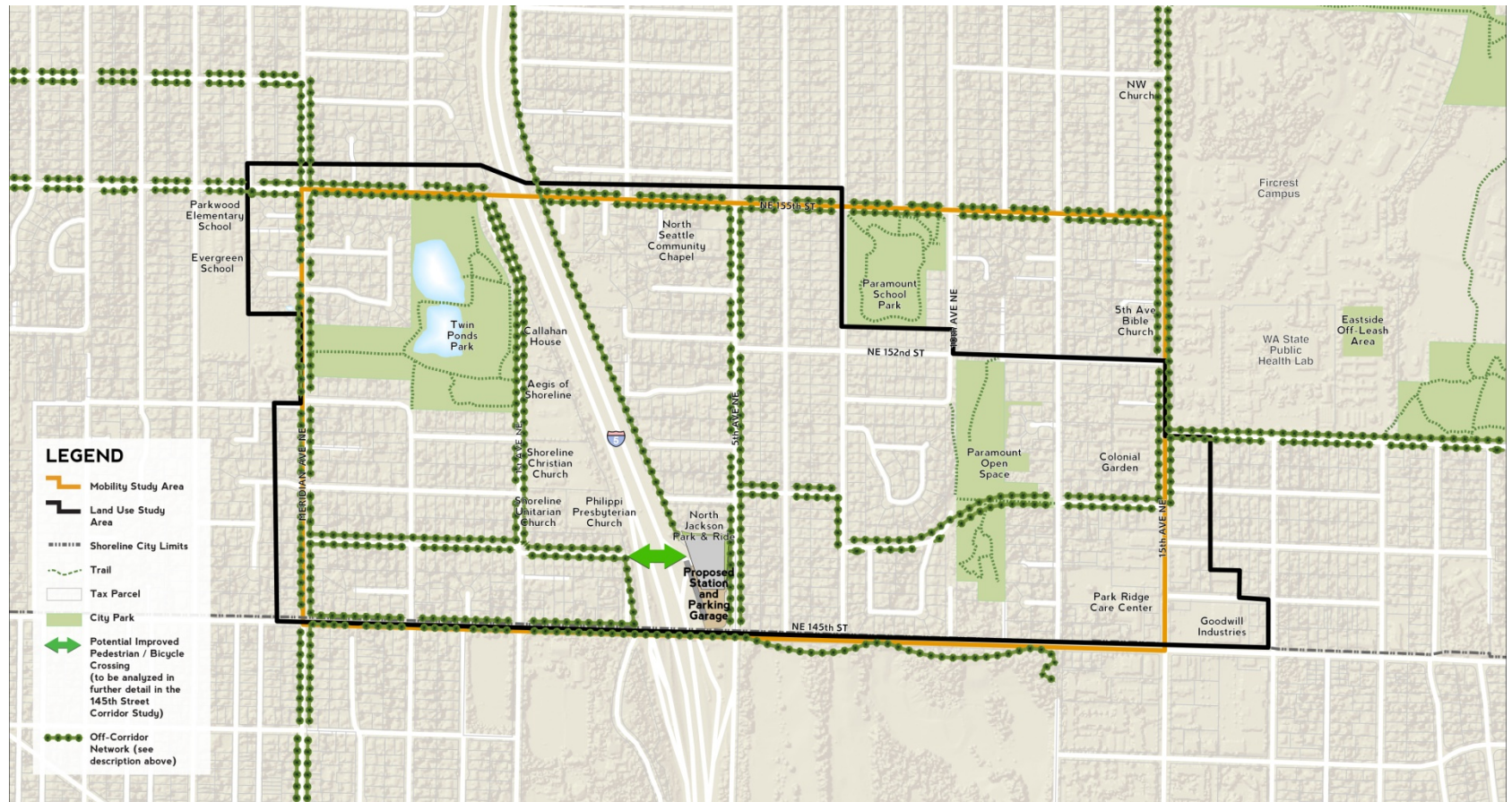


Figure 3.5-7 Off Network Corridor Map from the 145<sup>th</sup> Corridor Study





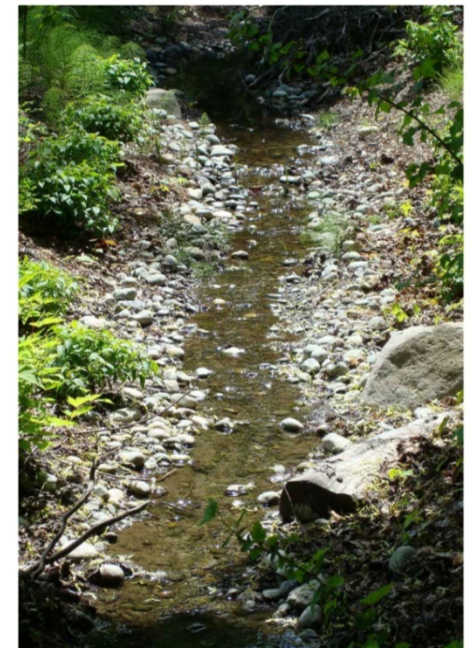
*Green streets with pedestrian sidewalks and bike ways*



*Protected wetlands and wildlife habitat*



*Preservation of existing trees to be encouraged*



*Enhanced water quality in stream corridors*

## Envisioned Green Network Elements

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